



City Clerk's Office
(562) 220-2027

April 3, 2013

Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Attention: Director

The City Council of the City of Paramount, at its April 2, 2013 meeting, received a report on the status of the City's General Plan. Pursuant to Government Code Section 65400, enclosed is a copy of City of Paramount's General Plan Annual Report.

If you have any questions, please contact John Carver, Assistant Community Development Director at (562) 220-2048.

CITY OF PARAMOUNT

Lana Chikami
City Clerk

Enclosure

cc: Com. Dev.

CF 102

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GENE DANIELS
Mayor

DIANE J. MARTINEZ
Vice Mayor

TOM HANSEN
Councilmember

DARYL HOFMEYER
Councilmember

PEGGY LEMONS
Councilmember

Housing Policy Department
Received on:
APR 15 2013



CITY OF PARAMOUNT GENERAL PLAN ANNUAL REPORT – CALENDAR YEAR 2012

Prepared by:
COMMUNITY DEVELOPMENT DEPARTMENT
April 2, 2013

Purpose of the Annual Report

Compliance with State law (Section 65400 of the California Government Code) requires the City to file an annual report addressing the status of the General Plan and progress made toward goals and objectives. The annual report will be provided to the Planning Commission, City Council, the State Office of Planning and Research, and the State Department of Housing and Community Development. The annual report provides a means to review the General Plan and determine if changes need to be made in the plan or its implementation. The annual report covers the calendar year 2012.

Purpose of the General Plan

The General Plan serves two primary functions. The Plan provides information and it states the community's goals, objectives, policies, and implementation measures (i.e., ways to achieve the goals and objectives). The General Plan is a public document and is available for all to read and use as needed. Copies are available for review at the City of Paramount Public Library and the Community Development Department.

The General Plan contains separate elements dealing with land use, economic development, housing, transportation/circulation, public facilities, health and safety, and resources. As an information document, the General Plan describes existing conditions, makes projections, and establishes a vision for the community's future. The General Plan provides the public with valuable information about the City and the direction that it seeks to move. In a community where change is accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social, and economic structure of the community.

As a policy document, the General Plan establishes guidelines for decision-makers. Using these guidelines, the City Council and Planning Commission can take a series of small steps toward achieving the larger goals of the City. The development decisions of the City are focused through implementation programs contained in the General Plan.

General Plan Implementation

The General Plan holds a great deal of weight in the planning and development processes. Zoning and subdivisions are two of the primary implementation programs of the General Plan. State Law requires, and the California courts have ruled, that the General Plan and zoning must be consistent with each other. Additionally, the State

Subdivision Map Act requires decision-makers to make findings of consistency with the General Plan before approving any subdivision of land. The Capital Improvements program, Specific Plans, and developer fees are other ways used to carry out the General Plan. Primary responsibility for the General Plan falls to the Community Development Department.

Building and Safety Division

The Building and Safety Division is responsible for administration and enforcement of those state and local codes, ordinances, and regulations dealing with the construction, alteration, maintenance and use of privately-owned structures, appurtenances and land. These regulations include the Building, Mechanical, Electrical and Plumbing codes.

The Building and Safety Division provides a plan check service through an outside consultant, issues building permits and provides information to the public, contractors and architects on building-related issues. In 2012, building inspectors made 6,384 inspections, and the Building and Safety Division issued 986 permits with a total valuation of \$7,595,975.

Planning Division

The Planning Division administers the City's current and long range planning programs, monitors all relevant County and State legislation, surveys current land use, and updates the City Zoning Code and General Plan. This Division provides staff support to the City Planning Commission, Development Review Board and the Economic Development Board.

In 2012, the Planning Division reviewed more than 150 site plans and proposed developments to ensure compliance with zoning and design requirements. Additionally, 30 conditional use permits were processed in 2012.

Planning also manages the Residential Rehabilitation Program which provides grants to low-and-moderate income families for home improvements. Four rebate projects were completed in 2012 at an expenditure of \$97,200.

Status of the General Plan

Each element of the General Plan was completed according to the General Plan Guidelines developed and adopted by the Governor's Office of Planning and Research.

Land Use Element

The goals of this element include improving the relationship between land and uses; improving the identity of the City through the creation of urban spaces and distinctive City entry points; improving the unity and identity of residential neighborhoods; and the preservation of a high quality of life. The following programs implemented these goals during 2012:

1. Residential Rehabilitation Program. The Residential Rehabilitation Program implemented the General Plan goal of protecting and improving existing residential neighborhoods by remodeling the exterior of homes owned by low-to-moderate income residents. The program functioned with an 80% or 90% financial contribution from the City for each project.
2. Pocket Parks. Distinctive urban spaces have been created by landscaping privately held vacant parcels with funding from the City. The design of many of the pocket parks is reminiscent of the City's agricultural past, and include the installation of "three rail" fences, and cattle and horse art pieces.
3. Low/Mod Income Housing. Through this program, residential parcels were purchased for construction or rehabilitation of homes for low-to-moderate income families.

2013 Programs:

1. General Plan Amendments and Zone Change Requests. Responding to applications to amend the land use and zoning maps, the City will process such requests through the Planning Commission and City Council as required by State law to bring the current zoning map into conformity with the Land Use Element of the General Plan.
2. Home Improvement. Continue to protect existing residential neighborhoods and improve the physical appearance of these neighborhoods through this program.
3. Pocket Parks. Continue to create unique open space areas through this program.

Economic Development Element

The goals of this element include the use of design guidelines to improve the physical environment; the removal of blight; the improvement of the City's infrastructure; and the attraction of sales tax generating businesses. The following programs were implemented to meet the goals of this Element during the 2012 period:

1. Commercial Rehabilitation Program. Six rebate projects were completed in 2012 at an expenditure of \$350,000.
2. Design Review. The design review process ensured that the physical environment of the City is attractive to new businesses and residents.

2013 Programs:

1. Design Review. Continue to utilize design review to improve the physical environment of the City.

2. Business Attraction. Continue to attract new businesses into the community and improve retail shopping and restaurant options for residents of the City.
3. Water Systems. Upgrade water mains at various locations throughout the City, and replace water valves at various locations in the City, and continue development of a new water well site at Somerset and San Antonio.

Housing Element

The goal of the Housing Element is to identify local housing needs and to implement measures to meet those needs. Another goal of the Housing Element is to implement a community's share of the Regional Housing Needs Assessment (RHNA). In the State of California, each Association of Governments is required to generate housing needs numbers for their constituent jurisdictions. The Southern California Association of Governments (SCAG), which is the designated Association of Governments for Southern California, has identified that the City of Paramount needs to produce 105 new housing units by October 1, 2021.

During 2012, construction of one home was completed, construction of three homes was begun, and construction of a 35-unit senior housing complex on Adams Street was started. Additionally, in 2012, two dilapidated, single family residential properties were purchased for future rehabilitation and sale to low-to-moderate income Paramount families. Additionally, the City continued to support a thriving senior housing development. The City provided financial support for the senior housing development when it was constructed in the early 1980s, and we continue to maintain an active relationship with the project's owners and project managers to ensure that a high level of service and quality of life is provided to the residents.

To meet the goals of the Housing Element, the City will continue to implement its share of the RHNA number to meet the goal of 105 units. The City will also meet the needs of any special groups that are identified in the Housing Element Update.

Transportation Element

The goals of the Transportation Element are to facilitate traffic improvements to aid in the mitigation of congestion. During the 2012 period the following programs implemented the goals of this Element:

1. Transit Taxes and CDBG Funds. The City facilitated traffic improvements through funding from Transit Taxes and Community Development Block Grants. Included among the projects begun and/or completed are street resurfacing at various points in the City, and the application of slurry seal emulsion at numerous locations.
2. Congestion Management Plan. The City implemented the provisions of the Transportation Demand Management (TDM) ordinance, where appropriate, to stay in compliance with the Congestion Management Plan adopted by the Metropolitan Transportation Authority.

3. Easy Rider Shuttle. The City continued to operate its very successful Easy Rider Shuttle bus, which has numerous stops throughout the City and continues to grow in popularity.
4. College Bound Bus. The City operated the College Bound Bus service, which provides free transportation to Cerritos College and Long Beach City College.

2013 Programs:

1. Transit Taxes and CDBG Funds. The City will continue to facilitate traffic improvements through funding from Transit Taxes and Community Development Block Grants. Upcoming projects will include street resurfacing, application of slurry seal emulsion, and alley improvements.
2. Congestion Management Plan. The City will continue to implement the provisions of the TDM ordinance to stay in compliance with the Congestion Management Plan.
3. Easy Rider Shuttle. The City will continue operation of the Easy Rider Shuttle bus.
4. College Bound Bus. The City will continue operation of the College Bound Bus service.

Public Facilities Element

The goals of the Public Facilities Element include the examination of the needs for public facilities, which are comprised of water, sewage, waste management, schools, libraries and health care facilities. During the 2012 period, the following programs implemented these goals.

1. Schools. The City has an extremely good working relationship with the Paramount Unified School District, which has led to innovative programs such as the utilization of City parks for school playgrounds. Members of the City Council and School Board meet regularly to discuss issues that involve both the School District and the City. The City financially contributes to the Paramount Education Partnership, which is a partnership between the City, the Paramount Unified School District, and the Gateway Cities Partnership, whose goal is to increase educational opportunities for the community.
2. Water Systems. To ensure that the needs of the community are met in the future, the City installed ten-inch water mains at various locations in the City. Additionally, the City completed construction of a new water well at Somerset Boulevard and San Antonio Avenue.
3. Green Waste Recycling Program. The City continued to operate a Green Waste Recycling Program.

2013 Programs:

1. Schools. The City will continue its strong working relationship with the School District, and the Paramount Education Partnership.
2. Water Systems. Local water main improvements will be made at various locations throughout the City.
3. Green Waste Recycling Program. The City will continue the Green Waste Recycling Program.

Health and Safety Element

The goals of the Health and Safety Element are to prepare for natural disasters to minimize loss of life and damage to property; ensure the functioning of vital public services in a disaster; provide fire and police services; and preserve acceptable noise levels within the community. These goals were implemented through the following programs during the 2012 period:

1. Disaster Preparedness. The City conducted employee disaster preparedness activities at various times.
2. Public Safety. The City utilized the Code Enforcement division to reduce fire hazards at blighted and dilapidated properties. The City also required all new development to comply with established fire safety standards, including sprinkler systems and smoke detectors, where appropriate.
3. Police Services. The City continued to provide a high level of police services through its contract with the Los Angeles County Sheriff's Department. The City continued to operate the Good Neighbor Program to train apartment owners how to keep their apartment complexes safe for their tenants and visitors.
4. Noise Component. The City actively enforced its Noise Ordinance and evaluated new businesses to ensure that excessive noise would not be generated.
5. Animal Control. The City continued to provide a high level of animal control services with a dedicated officer contracted through the South East Area Animal Control Authority (SEAACA).

2013 Programs:

1. Disaster Preparedness. The City will continue to train all employees in disaster response duties.
2. Public Safety. The City will continue Code Enforcement efforts to reduce fire hazards at blighted and dilapidated properties. The City will also continue to require all new development to comply with established fire safety standards, including sprinkler systems and smoke detectors, where appropriate.

3. Police Services. The City will continue its high level of police service in the community, and will continue to operate the Good Neighbor Program.
4. Noise Component. The City will continue to enforce its Noise Ordinance to ensure that sensitive receptors are not negatively affected by noise levels.
5. Animal Control. The City will continue to provide a high level of animal control services with a dedicated officer contracted through the South East Area Animal Control Authority (SEAACA).

Resources Element

The goals of the Resources Element include equal distribution of open space throughout the City; effective use of the open space that is available; and provision of recreation programs meeting the needs of all residents. These goals were implemented in the 2012 period through the following programs:

1. Pocket Parks. Open space has been created throughout the City with the installation of “pocket” parks on privately held vacant parcels. In addition to eliminating blight, people living and working in areas around a “pocket” park are able to enjoy useable open space.
2. Parks and Recreation. The City made a variety of improvements at parks and public facilities, including the start of the Fitness Park on Somerset.

2013 Programs:

1. Conservation. Efforts to conserve existing parks will include improvements such as rehabilitation of various park facilities.
2. Pocket Parks. The City will continue to pursue the creation of new Pocket Parks.
3. Parks and Recreation. The fitness park, Salud Park, will be completed in 2013.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PARAMOUNT

Reporting Period 01/01/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
15005 San Jose	SF	Owner	0	1	0	0	1	0	RDA	Low/Mod Program	
(9) Total of Moderate and Above Moderate from Table A3					9	26					
(10) Total by Income Table A/A3			0	1	9	26					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

PARAMOUNT

Reporting Period

01/01/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	2	2	4	Rehabilitation of low-to-moderate income single family homes
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	2	2	4	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PARAMOUNT

Reporting Period 01/01/2012 - 12/31/2012

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <i>Moderate</i>	0	0	9	0	0	9	0
No. of Units Permitted for <i>Above Moderate</i>	0	0	26	0	0	26	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

PARAMOUNT

Reporting Period

01/01/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.																			
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level						
Very Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	0	0					
	Non-Restricted		0	0	0	0	0	0	0	0	0								
	Deed Restricted		0	0	0	0	1	0	0	0	0	0							
Low	Non-Restricted	0	0	0	0	0	0	0	0	0	0	1	0						
	Deed Restricted		0	0	0	0	0	0	0	0	0	0							
Moderate		0	0	0	0	0	9	0	0	0	0	9	0						
Above Moderate		0	0	0	0	0	26	0	0	0	-	26	0						
Total RHNA by COG. Enter allocation number:		0																	
Total Units			0	0	0	0	36	0	0	0	0	36	0						
Remaining Need for RHNA Period														0					

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PARAMOUNT

Reporting Period 01/01/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Affordable Housing Bonuses	Provide affordable housing	Ongoing	Ongoing
Affordable Housing Program	Provides assistance to purchase affordable homes	ongoing	ongoing
CalHome Program	Provide affordable housing grants	ongoing	ongoing
Section 8	Provide rental subsidies	ongoing	ongoing
Developer Consultation Program	Consultation to expand housing opportunities	ongoing	ongoing
Transitional Housing Program	Provide up to 2 years of transitional housing	ongoing	ongoing
Supportive Housing Program	Provide stable rental housing to persons with risk factors	ongoing	ongoing
Single Room Occupancy	Provide affordable housing	ongoing	ongoing
Infill Sites Redevelopment	Develop underutilized parcels	ongoing	ongoing

Mixed-Use Development	Encourage mixed uses	ongoing	ongoing
Lot Consolidation Program	Develop underutilized parcels	ongoing	ongoing
Energy Conservation Program	Promote energy conservation	ongoing	ongoing
Fair Housing Program	Provide access to fair housing services	ongoing	ongoing
Environmental Review Program	Provide environmental review prior to start of development	ongoing	ongoing

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction

PARAMOUNT

Reporting Period

01/01/2012 - 12/31/2012

General Comments:

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